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DATE: May 28, 2021

TO: Julie Spriggs (919-554-6517) Julie.spriggs@rolesville.nc.gov
Town of Rolesville Planning Department

FROM: Marty D. Bizzell, PE, CPESC

RE: SP 21-01 Cobblestone Village
Response to Review Comments

As Engineers of Record; Bass, Nixon and Kennedy offers the following responses to your Review Comments for the above referenced project:

Reviewer: Julie Spriggs

1. Sheet C0.1

a. Parcel 24-Label 2 story block building "to be removed"

Response: Block building has been labeled "to be removed".

b. Parcel 28-Well and septic to be capped and abandoned according to CORPUD standards?

Response: Note has been added that all existing wells and septic systems to be abandoned according to all Wake County Environmental Services standards.

c. Where is the property line along W. Young Street?

Response: Property lines have been shown.

d. Update parcel information for 19-28 as TC zoning.

Response: Parcel information for parcels 19-28 have been updated to TC zoning.

2. Sheet C1.1

a. Place line for existing 14' easement near building 3. No bicycle parking blocking the easement.

Response: Access easement has been labeled.

b. What are the squares with x's in them along the sidewalk on S. Main? Planters? They look to take up the whole sidewalk.

Response: Street tree grates. Grates have been moved closer to the curb and construction will be coordinated with streetscape project.

c. Are those steps near the knee wall close to the west site drive? Is this ADA compliant?

Response: Yes, steps are shown. The accessible route is just to the west closer to the drive.

d. The wall stops at the stairs but should continue down to the next sidewalk T near the site drive.

Response: Wall has been extended accordingly.

e. Please include a typical for parking stalls for on-street and off-street spaces.

Response: Typical dimensions for parking stalls have been added as well as parking stall/drive aisle detail added to the detail sheet.

f. Please update site drives to match TIA recommendations from NCDOT.

Response: Site drives have been updated to match the TIA recommendations from NCDOT.

g. Does building 2 expand over the sidewalk between the buildings? If so, please add a note to clarify.

Response: Yes. The area over the sidewalk is a breezeway through the building.

h. Are those stairs near the handicap parking for Building 1? Does handicap access have to down to the corner, and back around? If so, maybe include handicap parking in the other lot near the eastern entrance?

Response: H/C spaces have been relocated closer to the building to avoid the steps.

i. Is there a handicap ramp missing from the sidewalk extension near the W. Young Street entrance on the northeast side?

Response: Yes; a handicap ramp has been added.

j. Please include dimensions of the drive aisle in the parking areas.

Response: Drive aisle dimension has been shown.

k. Please label square footage for all single use buildings (building 1,7,8).

Response: A square footage for all single use buildings has been shown.

l. Please include a shared parking plan.

Response: Shared parking calculations and analysis

m. Is the dark line around the SCM a fence? Please label and provide a detail.

Response: A 6' fence has been added around the SCM. The dark line represents a retaining wall.

3. Sheet L1.1

a. Perimeter buffer calculations are incorrect. 4 trees per 100LF. Please redo.

Response: Perimeter buffer calculations have been revised to reflect 4 trees per 100 LF.

4. Elevations

a. Please submit a Color Palette for the elevations.

Response: Color Palette will be submitted under separate submittal.

5. Please include a lighting photometric plan.

Response: A site lighting plan has been prepared and included with this plan set.

6. Please adjust site for NCDOT TIA comments.

Response: Site drives have been updated according to NCDOT TIA comments.

7. Will the lots be recombined into one lot? Timeline for recombination plat?

Response: Yes, existing lots will be combined into one lot. The recombination plat has been prepared and a paper copy submitted for review.

8. Are there design plans for the vet memorial?

Response: The current plan reflects

Reviewers: Mical McFarland/Kelly Arnold

9. Label specifically the Veteran's Memorial. We are wondering how this will get designed.

Response: Plan currently shows 3 flags and a memorial plaque. Developer will work with the Town to finalize a plan for the memorial.

10. Confirm that five buildings will include 49,830 sq ft of commercial space. Confirmation can be done by listing the building numbers.

Response: Square footage is correct. A listing of the individual building square footage has been added to the Site Data.

11. Confirm feasibility of constructing Town's trail relocation in the NW corner of the property.

Response: Current site plan is to relocate the existing greenway trail as shown.

12. No parking plan for event space identified or provided off-site.

Response: Developer will work with the Town to identify off-site parking.

Reviewer: JG Ferguson

13. Parking? Especially if a community center. Peak times we could have 80+ vehicles on site.

Response: A shared parking analysis shows adequate parking is provided per Rolesville UDO parking requirements.

14. Greenway relocation-I didn't see any details on the trail section or comments if they encounter rock. Also, will they remove existing section on town property and grade/seed (see below)? They will also be removing a lot of trees on town property to relocate. Would like to make sure any large trees stay and work around them.

Response: A tree survey will be conducted and any connections will minimize the loss of trees.

15. Greenway Future Plan show greenway connecting to the property – don't see any connections.

Response: A connection will be made to the existing greenway trail.

16. Fencing around BMP/wet pond during and post construction? Being that close to greenway and park I would think a min. 6'?

Response: Yes. A 6' fence has been added to the plans around the SCM.